

Dekalb County Assessor
Sheila Stonebraker

Thursday, April 23, 2015

An Overview of Dekalb County's 2015 Annual Trending

The following steps were taken to conduct the 2015 annual trending in Dekalb County:

Overview:

Very little was needed to complete the trending for 2015. The county had a lower than typical appeal rate after trending last year and values seem to be in-line with sales. This is an indication to us that the year over year trending process is effective. In some areas a limited number of sales cause the county to combine townships within property groups and/or include 2013 sales. For cases where the 2013 sales were used, sales prices were adjusted based on Indiana Association of Realtors Market Reports. The similarities in geographic and topographic properties were the primary source when combining townships. The new costs tables from the state were updated prior to trending. Depreciation was updated to 2014.

Sales:

As sales have slowly increased in both volume and price, the County chose to utilize sales from January, 2014 through March, 2015. This proved to be effective for all but the following property classes and townships-

Residential Vacant	All twps combined as one
Residential Improved	Combined Concord, Newville, Spencer, Troy and Stafford
Commercial Vacant	All twps combined as one
Commercial Improved	All twps combined as one
Industrial Vacant	All twps combined as one
Industrial Improved	All twps combined as one

2013 sales were used in Concord, Newville, and Spencer for their combined study.

Land Values:

Land values were adjusted as need where sales were available. This was not typical as very few areas have sufficient land sales to warrant changes.

Market Adjustment Factors (Residential):

Residential factors were derived from sales. At times, similar neighborhoods were compared in an attempt to have a uniform change in areas where homes are similar.